

Longview Farm
Longview Road
Lees Summit
Jackson County
Missouri

HABS No. MO-1222

HABS,
MO,
48-LESUM,
1—

PHOTOGRAPHS

WRITTEN HISTORICAL DATA

Historic American Buildings Survey
Heritage Conservation and Recreation Service
Department of the Interior
Washington, D.C. 20243

LONGVIEW FARM
HISTORYHABS
MO48-LESUM,
1-

I was reared on a farm in Kentucky. I was always fond of livestock, of horses, cattle and hogs; and when I decided to give more time to play I said to myself, "There is something I like, why not play that?"¹

With these thoughts in mind, Robert Alexander Long, a well established lumberman in Kansas City, is said to have initiated plans for his rural retreat. Long assembled more than 1500 acres of farmland twenty miles south of Kansas City and within two years had built Longview. It was intended to be not only a showplace, but also a working farm, with a large dairy operation, hog complex, and work horse barn. The breeding and training of show horses was also a primary interest, and the farm was equipped with appropriate barns as well as a track and grandstand. Housing for employees was interspersed among the working buildings and the self-sufficiency of the farm was seen in its power plant, which provided heating and electricity for the entire farm, and its water system, which pumped and filtered water. Longview was a playground as well, featuring an imposing main house, entrance gates, formal gardens and a greenhouse complex. After small additions in the 1920s, Longview grew to almost 1700 acres, and to include nearly sixty separate structures.

Robert A. Long was a self-made multi-millionaire for whom this farm was just a passing interest. It was hardly his first building venture; Long had financed the building of a commercial structure downtown, the R.A. Long Building, where he operated his Long-Bell Lumber Company, and had just moved into his Gladstone Boulevard residence, an architectural showpiece in Kansas City.

R.A. Long had many reasons for building the farm. His daughter Loula stated in her autobiography My Revelation that it had always been her father's dream to have a farm of his own like that of his boyhood home in Kentucky. It had also been said that Long first thought of building a farm when his daughter Sally Long Ellis had difficulty obtaining high quality milk for her daughter Martha Ellis. It was then that he decided to build a modern farm to supply good clean milk for the children of Kansas City.² Long himself is quoted as saying the farm "was purchased as a country home, more particularly for my daughter, Loula, who is exceedingly fond of outdoor life."³ Loula was, at that time, an accomplished horsewoman, showing horses in both national and international

LONGVIEW FARM
HABS No. MO-1222 (Page 2)

circles. With the stable size limited at the Longs' residence in Kansas City, the idea for a farm complex just outside of town provided the ideal solution for accommodating Loula's interest.

Each reason was a factor in Long's decision. In addition, the simple fact that this was a time for men of wealth to display their newly acquired riches in development schemes of this kind was most assuredly a factor. The idea of building a farm was hardly unique to Long, but was a common activity of many wealthy men across the country. Gentlemen's farms were particularly prevalent throughout New England and the rural areas surrounding New York City. In the immediate Kansas City area, men such as W.A. Pickering, also a lumberman, and W.R. Nelson, founder of the Kansas City Star, developed similar farms. It was the era of the gentleman farmer and Long would join the ranks.

Prior to the farm's construction, Long traveled a good deal, primarily in Kentucky, Wisconsin, and Illinois, observing the positive and negative aspects of various farm complexes. The August 3, 1913, Kansas City Star reported that Long "found that none of them had been originally planned on the extensive scale to which they afterward grew and consequently there was a lack of harmony and symmetry and, to a certain extent, a waste of energy."

Long bought out fifteen property owners of smaller farms in the area which he had selected for construction of his approximately 1700 acre farm. The major portion of the property was purchased over a period of only three months, September to December, 1912. While many families were displaced by this venture, it was the consensus of opinion that both the construction of Longview over such a short period of time and the attractive quality of its buildings provided a certain fascination for its neighbors and in the end proved to be a definite improvement to the area.⁴

Long's fascination with his showplace seems to have ended almost as soon as the farm was built. He had supervised the construction, often staying at the site overnight in a tent, but once Longview was completed, his interest waned and he visited only rarely. His wife Ella, however, frequently spent weeks at a time on the farm during the summer. Their elder daughter, Sally Long Ellis, often vacationed at Longview in earlier years, coming from Washington, D.C., with her family. But it was for Loula Long, the younger daughter, that Longview was really built. She moved there after her marriage in 1917 to R. Pryor Combs, and lived there until her death in 1971. Furthermore, her avid interest in breeding and showing horses provided a focus and justification for Longview.

THE DESIGN AND CONSTRUCTION OF LONGVIEW FARM

Prior to the building of his farm, R.A. Long stated: "I will have a farm that will be to others what my office building was to the ordinary office building when first built."⁵ The R.A. Long Building was the first commercial building to have a skeletal steel frame in Kansas City.⁶ The structure was designed by Henry Ford Hoit whom Long also commissioned to design the farm.

As far as is known, Hoit had never designed anything similar to Longview Farm before this commission. Numerous articles did appear in architectural journals at this time, displaying other farms that were being built. Suggestions were made ranging from the placement of farm structures in a workable scheme to specific considerations to be made in the design of individual buildings. It seems likely that Hoit was familiar with at least some of these articles. Alfred Hopkins published a book in 1913 entitled Modern Farm Buildings, which outlined some of the foremost considerations in designing farms, especially on this scale. Many of Hopkins' suggestions were employed in Hoit's design scheme.

Building began in the spring of 1913. In her autobiography, My Revelation, Loula Long Combs described the farm in the early stages of construction.

My Daddy was 62 years old and as he was anxious to see the farm developed in his lifetime, many men were put to work and buildings were started on various parts of the farm. It looked like the beginning of a little town.

A large grading camp with dozens of pairs of mules was located near the center of the farm for there was much work of all kinds to be done. A twenty acre lake had to be made to supply water for all the farm's needs. The dirt taken out to make the lake was used to make the big fill at the end of the 1/2 mile track. Ditches had to be dug for the water and sewer system as well as conduits to carry electric light and telephone wires. Roads were made and paved and miles of fences built.⁷

Mrs. Combs' description gives a feeling for the tremendous amount of work involved in the construction of the farm even without mention of the actual construction of buildings. It was truly like "the beginning of a little town."

LONGVIEW FARM
HABS No. MO-1222 (Page 4)

The completion of the major portion of construction on the farm within a year and a half was made possible by the large number of laborers hired by Long. Many were employed from the surrounding towns of Hickman Mills and Lees Summit. It has also been rumored, though not documented, that a large number of Mexicans, some of them illegal aliens, were employed by Long as well.⁸ Greeks and Italians were also employed by Long in the initial construction and later in the day-to-day operations of the farm.

The farm was striking when completed. The crisp clean stucco walls and red tile roofs set Longview apart from any other farm in the area. Long had stated in the initial planning for the farm, "I shall not look altogether to the commercial end of the farming business. My great aim first shall be to make it beautiful and attractive to the eye, and after that we shall have to try to make it pay the best we can."⁹ Hoit designed many of the buildings in an eclectic style, loosely based on the Spanish Colonial Revival, as seen in the simple lines, stucco walls, red tile roofs, and variety of classical details.

The overall layout plan was organized with the various departments such as dairying, horse breeding, and hog farming each assigned to a specific area. Three entrances served the farm. The informal entrance, along the Little Blue River by Gate Lodge #2, was used primarily by Long. This approach was designed in the picturesque manner following alongside the Little Blue River and crossing Mouse Creek over a bridge designed by Hoit. All visitors approached the farm from the east or north and entered formally through the stucco "welcome" arches.

Though drawing from traditional styles for the exterior design, Hoit introduced many of the latest conveniences in his overall plan. Longview was referred to as the world's most up-to-date farm.¹⁰ The farm had its own telephone system and a power plant which provided the heating and electricity for the entire complex when first built. While surrounding towns still used gas lighting, electric lights lined all the main roads throughout the farm.¹¹

The water system was one of the farm's more elaborate facilities. A pumping plant, situated at the confluence of Mouse Creek and the Little Blue River, lifted water from the Little Blue and piped it into the twenty-acre lake at the eastern edge of the farm, adjacent to the main residence. A purifying plant near the lake was capable of filtering and "making absolutely pure" 50,000 gallons of water a day which was pumped to a 100,000 gallon water tower near the dairy complex. The water was

distributed by gravity throughout the farm and used by both residents and livestock.¹² The main residence had hot and cold running water and showers as well as a central vacuum system. Employees' quarters also enjoyed the luxury of hot and cold water facilities, something that many of the employees had never had prior to living on the farm.

Creosoted wood blocks, considered one of the more practical materials of the day, were used for flooring in the work horse and dairy barns. Alfred Hopkins had commented in his book Modern Farm Buildings that concrete, although generally thought to be sanitary and frequently used, was cold in the winter. He felt that creosoted wood blocks were much warmer (although not as sanitary since they became absorbent in time) and that cork brick, which had been on the market for only two years, seemed the best.¹³ Considering that Long was in the lumber business, it is understandable that wood blocks were his choice for flooring. Concrete was used for the show horse barn, though, with woven straw carpeting running throughout, thought to be easier on the horses' feet.

One of the primary concerns was for the overall sanitary conditions on the farm. The dairy received the most attention in up-to-date design and sanitary facilities. As stated earlier, one of Long's desires was to produce the highest quality milk for the children of Kansas City. This also was not only an individual concern of Long but also part of a nationwide concern for the quality of milk and of food in general. Alfred Hopkins devoted a good portion of his book to emphasizing the importance of incorporating sanitary facilities into all aspects of farm design.

A Kansas City Star article reported that "upon entering a Longview dairy barn, one is immediately impressed by the sanitary steel and concrete feed boxes, the automatic ventilators and ample window space. For the workers in this complex, immaculate white uniforms were put on for every milking shift, a standard requirement for a certified dairy at that time but none-the-less adding to the complex's pristine appearance."¹⁴

THE FARM IN OPERATION

The "playgrounds" of the farm, according to Long, consisted of about 120 acres while the remaining 1600 acres were purchased as an investment on which he expected a return: dairying, hogs, horses, and later, the greenhouse.¹⁵

The dairy, producing up to 1000 quarts of raw milk per day,

LONGVIEW FARM
HABS No. MO-1222 (Page 6)

distributed the greatest percentage of its milk through the Chapman Dairy, a Kansas City dairy not far from Longview. One hundred quarts also went to Mercy Hospital daily at 10 cents a quart, 20 cents less than the retail price and actually less than production cost. A third portion went to the Sheffield Community House, a charity institution established by R.A. Long's parish, the Independence Boulevard Christian Church. The Sheffield House received its milk free and in turn supplied milk to the poor either for free or for whatever sum they were able to afford.

The dairy complex had three major parts: the north dairy barn, the south dairy barn, and the milkhouse, with a calf and shelter barn and a hospital barn nearby. In 1935 the show cattle were sold off as Longview concentrated on its commercial dairy, which was discontinued in 1944. All dairy operations had ceased by 1957.

Hogs were a principal enterprise on the farm in earlier years, with as many as 750 hogs on the farm during its peak period.¹⁶ The hog complex, built in 1915, was one of the last groups built, although included in Hoyt's original plan.¹⁷ The farm raised Duroc Jersey hogs for show and for marketing.

The hog complex itself consisted of a main hog barn, manager's residence, and another barn on the east side of Sampson Road. The main barn, now destroyed, was a two-story stucco structure similar to the milk house in the dairy group. A polygonal sale barn was connected just behind with hog pen wings extending from either side. In the mid-1930s the hog barns were converted to dairy barns as management priorities changed. The manager's residence still stands on the west side of Sampson Road. It is of similar design to the residences of other departmental managers.

One program related to Longview hog raising was the Boys' Pig Club of Jackson County, intended to get farm boys of the community interested in stock-raising. Each spring, the farm would sell a young pig for twenty-five dollars and take a personal note for payment. In the fall, the pig was sold at auction and the profit was given to the boy.¹⁸

Horses were one of the reasons Long built this farm, and they were an important enterprise for Longview until Long's death. The farm raised and trained both show horses and work horses, the latter to service the day-to-day operations of the farm. Even after gasoline-powered trucks and tractors became prevalent on other farms, Longview retained its work horses because of its preoccupation with show horses.

LONGVIEW FARM
HABS No. MO-1222 (Page 7)

The show horses were the primary interest of Loula Long Combs, whose expertise in the ring was recognized far beyond the boundaries of the farm. Longview bred both saddlebred and hackney horses, which were shown nationwide by Loula or the Longview trainers. As a breeding farm, Longview had stallion, brood mare and colt barns, and the show horse complex included show horse and saddle horse barns as well as a grandstand and clubhouse for shows held on the farm.

The greenhouses, although not initially constructed for commercial purposes, found a great demand for their products and soon converted to a commercial operation. The original two greenhouses were built to maintain the flower boxes of the farm and the extensive formal gardens of the main residence with seasonal flowers. They were also intended to provide the Longs' Gladstone Boulevard residence with fresh cut flowers year round. By 1916, the public demand was so great that Long added more greenhouses and marketed the flowers commercially. The greenhouses proved to be the only operation to continue throughout the life of the farm, although their function was adjusted over time.

THE EMPLOYEES

Long was once quoted as saying "I want to make this place so attractive to them (employees) that they will like to stay here and never want to leave." Within the overall plan, individual cottages were provided for the principal men in the various farm departments, and rows of small cottages provided accommodations for a number of married dairy and farm workers. Housing was also provided for a large number of single men both in the boarding house in the work horse complex and in various barns.

The inexpensive accommodations, however, were not the only advantage to working on the farm. It was generally felt that Longview offered a wide opportunity for different jobs. Carpenter, plumber, blacksmith and farmer--all found work there. Salaries were also considered good in the early years of the farm, and were comparable to Kansas City wages. Especially during the depression period, the farm provided the steadiest jobs one could find, even with Longview cutting back on its spending at that time.¹⁹

Two of the more extravagant positions on the farm were that of fence painter and tour guide. A crew of nine men were employed year round, even as late as 1937, to do nothing but paint and repair the nine miles of white five-rail cypress fence that still surrounds the farm. Tour guides were also employed in the early years of the farm to show visitors around the extensive property, a service that was discontinued with the depression cut-backs.

LONGVIEW FARM
HABS No. MO-1222 (Page 8)

At its peak, the farm employed approximately 350 people. Working hours ranged from 7:00 a.m. until 7:00 p.m. for some men to more regular hours of 8:00 a.m. to 6:00 p.m. for those in the office.²⁰ Wives of the married employees did work in the "big bouse," or main residence, when needed, although they did not necessarily have to work on the farm on a permanent basis. Children of employees also did their share of work on the farm, working for Mrs. Combs a couple of hours a day. Mrs. Combs referred to the children as her "termite gang" and often put them to work in the garden around the main residence. Their labors were often rewarded with a small treat prepared in the main kitchen after their work.²¹

Farm buses or wagons brought employees into Lees Summit each Saturday and returned promptly at 10:00 p.m. on Saturday evening. The wagons also transported the men living in the various barns to the hotel for their meals and brought employees to church on Sunday if desired.

R.A. Long, being a very religious man himself, built a small chapel for the employees and the surrounding neighbors. The chapel was described by one of the past ministeres of the congregation as "appealing in its modesty and simplicity....it is one of Mr. Hoit's masterpieces in design. It's comparatively small, the sanctuary having a seating capacity of 200....Sunday school rooms, dining room, kitchen adequate for neighborhood needs, etc."²²

When originally built in 1915, the chapel had a rear room used as a school for children of the farm employees. Long employed a teacher for the school, which accommodated fifty-six pupils. After five years, however, it was decided that the Longview children could easily be integrated into the existing public school system and the program was discontinued. The Longview Chapel proved to be both a place of worship and a social center for those living on or around the farm. It provided a means for employees on the farm to socialize with their surrounding neighbors.²³ The basement rooms were often used for plays, movies and other social gatherings. The show horse arena as well often hosted plays and intramural sports, such as volley ball organized by the church group.

One of the most popular activities for the farm employees was intramural baseball. Baseball games, played with the various departments competing against one another, drew partisan crowds with strong departmental rivalries. Even Mr. and Mrs. Combs were known to take wholehearted interest in the games.

THE FARM AS PLAYGROUND

As mentioned earlier, Long had set aside 120 acres as a "playground" with the remainder intended as an investment. The family residence with its sunken formal garden in front and expansive lawn and gardens in the rear was the focal point for the "playground." A tennis court was constructed immediately to the east of the residence, with a twenty-acre lake directly beyond.

Adjacent to this area northeast of the residence lay the horse barns and the race track with its own grandstand and clubhouse, one of the more extravagant features of the farm. The race, or driving, track, designed for working the horses, was completed during the early construction of the farm. It was a perfect half-mile regulation track with central polo field, said to be modeled after the North Memphis Driving Park track which claimed to be the fastest track in the world at that time.²⁴ The grandstand and clubhouse at the track, completed in 1916, were an afterthought of Long. The complex was by Hoit, with the grandstand built of creosoted logs and concrete and, with the clubhouse veranda, able to accommodate 1500 guests. The complex allowed Loula to practice in the full atmosphere of the show ring during workouts. More importantly, however, it was used for the Longs' private horse shows held once or twice a year for the benefit of various charitable organizations.

The first gathering of note was the picnic and horse show for the American Bankers Association, held in September, 1916. With 6,000 bankers present, the affair was considered a huge success. A second horse show, held in June, 1920, was for the benefit of the National Association of the Real Estate Board during their annual convention in Kansas City. Twenty-five hundred men and women came to Longview for the occasion.

The most outstanding event of this kind, however, was held in October, 1921, when the Longs sponsored a horse show in honor of the head of the British Fleet, Admiral Earl Beatty. It was during the American Legion convention in Kansas City and was attended by all the leaders of the Allied Forces: General Baron Jaquez, Belgium; General Armando Villoria Diaz, Italy; Marshall Ferdinand Foch, France; General John J. Pershing, U.S.A., as well as Admiral Beatty. Such notables as Vice-President Calvin Coolidge were in attendance, and Kansas City homes were open to the distinguished visitors.

LONGVIEW FARM
HABS No. MO-1222 (Page 10)

Long was a philanthropist who donated his great wealth to different causes, many of them centered around his church. In addition, Long used Longview for charitable activities, and his daughter continued this practice. Benefits for charities such as Mercy Hospital, the American Red Cross, the Animal Rescue League, and the Animal Protective Association were held over the years. Much preparation was involved in these affairs and each one is remembered not only by those on the farm but by those in the surrounding towns, as well, who also prepared for this enormous influx of people to the area. Flower boxes were filled, and flags were hung, to decorate windows and doors all over the farm. Often uniforms in the Longview stable colors were worn for these events by those more visible to the public eye.

One of the Longs' more outstanding charitable activities was a program referred to as the "summer camp" or "tent city." Operating from 1914 until the early 1930s, the tent city was a program developed for underprivileged mothers and children of Kansas City, providing them with two weeks in the country which they would otherwise never be able to afford. The program was modeled after a camp Long had seen in California in his earlier years and initiated by him as soon as the farm was completed.²⁵ Managed by the Whatsoever Circle of Long's Kansas City parish, the Independence Boulevard Christian Church, it was originally set up as a temporary camp at the southern end of the farm, beyond the work horse complex. Later, it was equipped with permanent structures including individual cottages for the women and their children, a central dining area, and a nurse and manager's office. The program was discontinued in the early 1930s due to both the depression and Long's death. The structures were later dismantled.

DECLINE OF THE FARM

Longview had never been intended as a money-making venture but as a showplace; for many years, all were content to have it remain that way. Concerns were more for acquiring the finest stallion or boar no matter what the price in order to make Longview truly outstanding. Longview was among the largest breeders of saddle horses in the country in earlier years and its show horses competed against stables owned by Wanamaker, Dupont and Vanderbuilt across the country.

A large amount of construction had occurred in the farm's first fifteen years, primarily in the form of alterations and additions to the numerous buildings, better accommodating the operations of the farm and those living there. Among other things a major addition was made to the east end of the main residence, and the west porch of the residence was enclosed. Major additions were also made to the manager's residence, and

LONGVIEW FARM
HABS No. MO-1222 (Page 11)

the private grandstand and clubhouse at the race track were built during this period. Both the greenhouse manager's residence and the residence in the brood mare complex were constructed in the early '20s and three new greenhouses had been added prior to this.

With the coming of the depression, however, Longview Farm began to suffer from the dwindling of funds that had always allowed it to operate in the red with little worry. Long's wealth, once estimated at fifty million dollars, had been reduced to less than a million at the time of his death in the spring of 1934. It soon became apparent that the farm could no longer be maintained at the same extravagant level as before. Although some of the departments were income-producing to some extent--such as the dairy, hogs and greenhouse--they were hardly able to balance out the numerous other maintenance expenses. The farm would never have been considered self-sufficient.²⁶ Many unnecessary expenses were eliminated during the depression in hopes of reducing the deficit at which the farm was operating. Numerous operational changes were made as well, primarily after Long's death. A major dispersal sale was held in the fall of 1934, selling all the saddle horses, stallions, broodmares, colts and even a few hackneys. It was, in fact, only the hackney breed that the farm continued to maintain. Many speculated that the sale was held in order to pay Long's estate taxes.²⁷ Although this may have some validity, the sale eliminated a major maintenance burden of the farm as well.

Soon thereafter, in 1935, the dairy also experienced major changes when all the Jerseys, primarily show cattle, were sold and the dairy complex was thereafter used solely for commercial dairying. After the hogs were sold off, the dairy expanded into the hog barns and the brood mare barn. Dairy employees were milking 1000 head a day by hand on split shifts.²⁸

Two years later new problems arose. Just as the depression had had a major effect on the farm's stability, so too did World War II, leaving the farm understaffed and unable to carry on the day-to-day activities. The war resulted in a shortage of men, not only because of service duty, but also because of the availability of many new and higher paying jobs that were more attractive than farm jobs to those men still in the job market.

In April, 1944, another dispersal sale was held at which the majority of the farm's dairy herd--735 cows and eight bulls--were sold for an approximate total of \$90,000. Only sixteen cows, five heifers and one bull were kept on the farm for its own needs.²⁹ The sale was described

LONGVIEW FARM
HABS No. MO-1222 (Page 12)

as a "war casualty," due to the virtual impossibility of finding dairy workers to hire, the increased cost of production, and a ceiling on the price of certified milk. Longview changed to raising registered Herefords and beef cattle to be sold on the market. By 1957, however, Longview had discontinued this activity as well and rented its pastures to farmers in the surrounding areas.

The farm that had served as the destination for the traditional country ride and showplace for Kansas City had by the late 1950s and early '60s lost some of its attractiveness for a number of reasons. With many of the horses sold and the cattle raising discontinued, the greenhouses were the only operation continuing on the farm. Loula Long Combs, at that time in her seventies, was not showing horses as much as she used to and the major social events at the race track became a thing of the past. Her husband, Pryor, who had been very much involved in the farm's management since Long's death, was in poor health and died in the early '60s.

Mrs. Combs was advised to stop showing horses in the early '60s for health reasons, as well. As a result of this, no new hackneys were purchased for the Longview Stables and only those horses that were owned by the farm at the time were kept. The number of employees had declined considerably since the early 1940s, and only the greenhouses, which changed over to a more profitable retail operation, were hiring new help.

Sally Ellis made the farm her home after the death of both her husband and Pryor Combs and shared the main residence with her sister Loula. With both women in their eighties, the farm was quite large for them, and maintenance costs were high. In 1967-8, the two daughters donated 146 acres of undeveloped land for the establishment of the Longview Community College. This action both reduced maintenance costs and provided a tax break. Both women died in 1971.

Unfortunately, the children of Sally Long Ellis, heirs to the estate, had no interest in maintaining the farm and the property has been for sale since the death of their mother and aunt. The farm continued to operate on a limited basis after 1971 with many of the employees remaining. The greenhouses were still running a profitable business.

A fire in the Longview Chapel in 1976 resulted in moderate damage to the structure, but the building was repaired and continues to serve the neighboring population. Fire destroyed the saddle horse barn in 1977, a significant loss to the farm as a whole. The greatest loss to the farm, however, resulting in the halting of all operations, was the taking,

LONGVIEW FARM
HABS No. MO-1222 (Page 13)

through eminent domain, of 950 acres designated as part of the Corps of Engineers' Longview Dam and Reservoir Project. Plans call for the channelization of the Little Blue River and construction of the Longview and Blue Springs Reservoirs along the river, scheduled for completion by 1985. Most of the southwest quadrant of the farm was purchased and a large portion of the northwest. The project calls for the demolition of the entire work horse complex as well as the workers' cottages and the manager's and assistant manager's residences. While the greenhouse complex is also owned by the Corps of Engineers at this time, plans call for retaining these structures. Portions in the northwest section of the farm including Gate Lodge #2 owned by the Corps will also be affected by the project.

The fate of Longview farm is uncertain. It had been conceived during a period when concern rested more with being attractive rather than profitable, but it has outlived this era. It is now apparent that the remaining portion must adapt itself to today's economy to survive. Until then it will stand vacant, a remnant of a lost era, that of the gentleman farmer.

NOTES

1. Kansas City Star, August 3, 1913.
2. Kenneth Brown, comp. "Historic and Prehistoric Cultural Resources of the Blue Springs and Longview Lakes, Jackson County, Mo."
3. "A Trip to Longview Farm."
4. Opinions of Gladys Scott, Mae Pennington, Anna B. Scherer. (See Longview Farm data sheet, MO-1222, Sources of Information).
5. K.C. Star, undated clipping at K.C. Museum.
6. Giles Carroll Mitchell, There Is No Limit, p. 31.
7. Loula Long Combs, My Revelation, p. 183.
8. Jane Flynn, interview.
9. K.C. Star, August 3, 1913.
10. Dankers Lauderdale in "Historic and Prehistoric Cultural Resources..."
11. Albert Aldrich, interview.
12. K.C. Star, August 3, 1913.
13. Alfred Hopkins, Modern Farm Buildings, p. 37.
14. K.C. Star, March 13, 1927.
15. "Longview Farm."
16. Loula Long Combs, p. 277.
17. K.C. Star, January 18, 1922.
18. K.C. Star, January 18, 1922.
19. Albert Aldrich.

20. Pearl Crawford.
21. Albert Aldrich.
22. George Combs, I'd Take This Way Again.
23. Pearl Crawford, Anna B.Scherer.
24. K.C. Star, August 3, 1913. See also HABS No. TN-170.
25. K.C. Star, May 10, 1914.
26. Wayne Vineyard, Pearl Crawford, Anna B. Scherer, Robert Ellis.
27. Pearl Crawford.
28. Albert Aldrich.
29. K.C. Star, April 7, 1944.

LONGVIEW FARM
HABS No. MO-1222 (Page 16)

HISTORIC AMERICAN BUILDINGS SURVEY HABS No. MO-1222

LONGVIEW FARM

Location: Longview Road, 3 miles west of Lees Summit Road, Lees Summit, Jackson County, Missouri

Present Owners: The original farm property is presently (1978) held by three property owners:

1. U.S. Army Corps of Engineers, Kansas City District (approximately 950 acres)
2. Longview Community College, Lees Summit, Missouri (146 acres)
3. The heirs of Sally Long Ellis and Loula Long Combs:
 - a. Robert A. Long Ellis, 1900 W. 67th Terrace, Shawnee Mission, Kansas 66208
 - b. Long Ellis, 1465 Orlando Road Pasadena, California 91106
 - c. Hayne Ellis, Jr., #1 Cheyenne Mt. Boulevard, Colorado Springs, Colorado 80906
 - d. Martha Ellis Leland, 432 Golden Gate Avenue, Belvedere, California 94920
 - e. Lucia Ellis Uihlein, Midwood-Sheridan Road, Lake Bluff, Illinois 60044

Present Occupants: There are a number of persons still in residence on the farm:

1. Mr. and Mrs. Michael Tatham, greenhouse manager's house
2. Mr. and Mrs. Patt Blackburn, main residence
3. Mr. and Mrs. Alvin Hopper, show horse barn
4. Mr. and Mrs. Arduis Schroeder, horse trainer's residence
5. Mr. Clarence Aldrich, brood mare manager's residence

LONGVIEW FARM
HABS No. MO-1222 (Page 17)

6. Mr. and Mrs. Daniel Thuener, dairy manager's residence

7. Ms. Georgia Holman, saddle horse manager's residence

Present Use:

1. The property presently owned by the Corps of Engineers is part of the Longview Dam and Reservoir Project. A portion of the property will be developed as a park and maintained by the Jackson County Parks and Recreation Department.
2. Longview Community College property is presently developed with "temporary structures" for use as a two year community college.
3. R.A. Long Ellis et al. presently have the property that is under their ownership for sale.

Significance:

Longview Farm, completed in 1914, was an elaborate estate built for Robert A. Long, a wealthy Kansas City lumberman. Located just twenty miles south of Kansas City, Longview was intended to be both a rural retreat for the family and a working farm. Each activity was located in a specific area, such as the greenhouse, dairy, hog, show horse and work horse complexes, spread out over the 1700-acre estate with employees' housing interspersed. Designed by Henry F. Hoit, a prominent Kansas City architect, the buildings at Longview form an ensemble which is reinforced by the consistent use of stucco walls and red tile roofs.

Longview was well-known for its fine breeds of show horses, pure milk, prize hogs, and prize roses, as well as philanthropic interests of its remarkable owner, Robert Alexander Long. The farm, never intended to be profit-making, remains a tribute to his lifestyle and vision.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1913-14. R.A. Long began buying the property for his proposed farm in September 1912, and

LONGVIEW FARM
HABS No. MO-1222 (Page 18)

architect's plans were immediately drawn up. The main residence was completed in June 1914, and at this time the majority of the structures on the farm were either completed or nearing completion.

The chapel was dedicated in 1915 and a grandstand and clubhouse were completed in May 1916. Building continued on the farm, accommodating the continuous needs of the farm and its workers.

2. Architect: Henry Ford Hoit, Kansas City, Missouri. Henry Ford Hoit was born in Chicago, Illinois, the son of a ship chandler, August 4, 1872. He received his early architectural training at the Manual Training School in Chicago followed by employment as a draftsman in the office of Dwight Perkins, Chicago. Hoit subsequently took a two-year course in architecture (ca. 1896-98) at the Massachusetts Institute of Technology, Perkins' alma mater. Upon graduation, Hoit received the annual award presented by the Boston Society of Architects.

Hoit's professional career began with the firm of Cabot, Everett and Mead, a well established Boston firm. In 1900, an MIT fraternity brother, William H. Cutler, contacted him concerning a possible position with the firm of Van Brunt and Howe, Kansas City. William Cutler was a principal draftsman for the firm and was aware of the firm's need for additional personnel. The firm of Van Brunt and Howe was the most prominent in Kansas City at the time and provided an excellent opportunity for Hoit.

Hoit came to Kansas City to work for Van Brunt and Howe in 1901. Van Brunt retired from the firm soon thereafter and died in 1903. Howe at that time took both Cutler and Hoit as partners but retained the traditional firm name of Van Brunt and Howe until 1905 when the name was changed to Howe, Hoit, and Cutler.

Upon the death of Cutler in 1907, the firm became known as Howe and Hoit. Two years later, Howe died, leaving Hoit to practice independently -- the sole remaining associate of the prestigious firm of Van Brunt and Howe. In only ten years' time, Hoit had established himself as a prominent Kansas City architect by virtue of both his architectural talent and the circumstances surrounding the firm of Van Brunt and Howe.

LONGVIEW FARM
HABS No. M0-1222 (Page 19)

Henry Hoit retained his individual listing in local directories for the next ten years. E.M. Price, who had been a draftsman with the firm since 1905, left in 1907 to attend MIT but returned to the Kansas City office upon completion of the program. Price was made a partner of Hoit in 1913 although he did not appear as such in the directory until 1919 (There Is No Limit, p. 133).

As designer and chief draftsman as early as 1908, Price had considerable input into the firm's production. D.Kent Fohwerk, and architect who joined the firm in 1916, asserted that E.M. Price was the recognized designer in the firm, while Hoit handled the business end (telephone interview, August 21, 1978).

In 1919, Hoit took on a third partner, Alfred E. Barnes, who had been one of his draftsman since about 1910. After 1920, the firm of Hoit, Price and Barnes was responsible for a large number of Kansas City's finest Art Deco buildings.

Henry Hoit's association with R.A. Long during his early years in Kansas City did much to boost his professional career. The luxury of having virtually unlimited funds to design structures that would display Mr. Longs' wealth in turn gave Hoit the public exposure necessary to become an architect of note in Kansas City. Hoit was involved in at least five projects sponsored by Mr. Long over a period of twenty years"

Independence Boulevard Christian Church (1905)

R.A. Long Commerical Building (1906)

Longview Farm, Lees Summit, Missouri (1912-14, etc.)

Longview, Washington Public Library (ca.1922)

and consulting architect for Longview, Washington.

A number of Mr. Hoit's best known works, all in Kansas City, are listed below:

Residential

Fred Hoose residence (date unknown)

Mack B. Nelson House (1911)

835 Westover Drive (1912)

5300 Sunset Drive (1913)

3234-36 Troost Street (1913)

1017 West 57th Terrace (1914)

5500 Ward Parkway (1914)

4520 Charlotte Street (1915)

3629-35 Main Street (1916)

1801-05 McGee Street (1917)

400 East 4th Street (1919-20)

Commercial

Kansas City Athletic Club Building (1922)

Bell Telephone Administration Building (1929)

Kansas City Power and Light Company (1930)

Municipal Auditorium (in coordination with the firm
Gentry, Voscam & Neville) (1933-34)

3. Original and Subsequent Owners:

The 1682 acres purchased by Long in preparation for Longview Farm were acquired from fifteen different property owners mostly over a period from September 1912, through December 1912. The following is a list of property owners, the amount paid for their property and the date sold.

LONGVIEW FARM
HABS No. M0-1222 (Page 21)

The Ottella Realty Co.	\$41,250	8/31/1912
L.A. Hess and Mary C.	48,000	9/17/1912
William B. George and Mary L.	44,400	9/17/1912
Palmer J. O'Donnell	12,000	9/18/1912
Geo. A. Jones and Mary L.	6,000	9/19/1912
Emile Jane Snider, et al.	18,000	9/19/1912
C.E. Kepner and Blanche	7,500	9/20/1912
Joseph Morten and Eunice J.	8,000	10/15/1912
R.G. Wilson, Jr. and Anna W.	16,000	10/15/1912
Charles A. Oldham and Eliza	16,000	10/17/1912
Kate Armstrong and Thomas C.	1,200	10/18/1912
Mike Keenan and Ellen	20,000	11/08/1912
Robert Wilson Jr. and Anna W.	18,000	11/27/1912
Hudson Mansell by Thos. J. Rodgers, guardian	8,115	12/11/1916
Charles A. Oldham and Eliza A.	6,000	12/17/1912
Norman J. Mansell by guardian	6,750	3/20/1922

The farm was maintained by the Long family in its entirety until the 1960s. A number of transactions within the Long family occurring between its purchase and the 1960s should be mentioned, however.

In 1918, Longview Farm was incorporated and was thereafter known as R.A. Long Properties, Inc. In 1934, at the time of Long's death, the stock in this corporation passed to the two daughters, Loula Long Combs and Sally Long Ellis, in equal shares. (Mrs. R.A. Long had died prior to her husband).

The corporation was liquidated in 1956, and at that time, Sally Ellis put her half interest in the name of her five children along with herself, thereby dividing her half interest into sixths, or 1/12 interest for each party.

A portion of the farm was donated for use as the Longview Community College about 1968. At their deaths in 1971, Loula Long Combs, holding 1/2 interest, and Sally Long Ellis, holding 1/12 interest, left their property holdings to the five children of Sally Long Ellis.

The farm continued in operation until the Corps of Engineers acquired the southwest portion in April, 1978. As part of the Corps of Engineers Dam and Reservoir Project, approximately 950 acres were taken through eminent domain. The five grandchildren of R.A. Long.

4. Builder, contractor, suppliers:

a. builder/contractor: name for the principal contractor/builder of the farm has never appeared in any of the research. Specifications do exist for the general manager's residence and the main residence and are held at the farm office. The contract for grading the roads, the race track and the lake, and beautifying the grounds, was given to T.W. Nelson (no further information was available).

b. suppliers:

1. tiles for the farm were made by Locowici-Celadon Co., Chicago, in the French style; the tiles were distributed by Kansas City Tile Co. which showed the Longview Farm buildings in an advertisement in Western Contractor, 7/26/1916 and 5/3/1916.

2. The lumber for the fencing was supplied by Mr. Long's own lumber company, "sawed and planed in mr. Long's own mills in Louisiana with each rail 12' long and 2 x 6 inches in size" (K.C. Star, 8/3/1913). Although not documented, it is probable that the lumber company supplied all the lumber needed for the farm's construction.

5. Original plans and construction: The original plans are located at Main Library, University of Missouri at Kansas City, Kansas City, Missouri. A microfilm of these plans is included with this report. The best contemporary description of the construction is an article that appeared in the Kansas City Star, August 3, 1913.

6. Alterations and additions:

1916: west porch of main residence enclosed
grandstand and clubhouse built

1920s: major addition to east end of main residence
brood mare manager's house built

1935: hog barns and broodmare barn converted to dairy
use, silos added

LONGVIEW FARM
HABS No. MO-1222 (Page 23)

ca.1941: pump house destroyed

1940s: hog/sale barn destroyed by fire and rebuilt

late 1940s: south sun porch added to main residence

ca.1965: hog barns destroyed

ca.1970: wagon shed and colt barn destroyed

1976: fire in Longview chapel, damage repaired

1977: saddle horse barn destroyed by fire

B. Historical Events Or Persons Associated With The Farm:

1. Robert Alexander Long: Robert Alexander Long, the man responsible for Longview Farm, was a self-made multi-millionaire. The way in which he accumulated his wealth and the manner in which he spent it are both symbolic of the age in which he lived. Long made his fortune by supplying lumber to a rapidly growing city. He spent it in ways in which could be seen, in landmark buildings and philanthropic enterprises that bore his name.

Long was born December 17, 1850, in Shelby County, Kentucky, the son of Samuel M. and Margaret White Long. He remained in Kentucky until 1873, attending school until he was 17 and working on the family farm for the next five years. At the age of 23, he moved west to Kansas City, Missouri, where his mother's brother C.J. White, was in business. He bought a butcher shop on Broadway in Kansas City in 1873, but when it proved unsuccessful, he moved to Columbus, Kansas, to open a hay business with his cousin, Robert White, and a friend, Victor Bell. When this venture also failed, the three young men sold what remained, including lumber that had been used for pressing the hay. It is said that they then realized the demand and profit to be made in lumber. Thus R.A. Long's career was started.

The young men opened a lumber company in 1875. Robert White died two years later but Victor Bell and Robert Long remained

as partners, expanding their successful lumber business and establishing new lumber yards in the surrounding towns. In 1884 the company had grown large enough to incorporate and the name Long-Bell Lumber Co. was chosen for the new corporation. Victor Bell was never to become as involved as Long, who took over the management. It was in 1875 that Robert Long met Ella Wilson in Columbus, Kansas, and they married soon thereafter. Their first child, a boy, lived only two weeks. A daughter, Sally America, was born in 1879 and another daughter, Loula, was born in 1881. The new family lived in a small house at the corner of the lumberyard in Columbus. In 1885, as business improved, Robert Long built a large house in Columbus where the family lived for six years. In 1891, however, Long moved his office to Kansas City, realizing that there he would find more opportunity for his rapidly growing firm.

By the turn of the century, Long was recognized as a prominent man in the lumber trade. In 1904, American Lumberman, a leading journal of the industry, ran a detailed account of the Long-Bell Co., its operations and all its executives (McClelland, p. 243). It was during this period that Long's interests were most diversified. His responsibilities had expanded from partner in the young Long-Bell Lumber Co. in the 1880s to interests in a number of other related and unrelated companies. The Book of Missourians, published in 1906, stated:

Mr. Long is president of the Long-Bell Lumber Company of Kansas City; the Rapids Lumber Company, Limited, of Woodworth, Louisiana; the King-Ryder Lumber Company of Bon Ami, Louisiana; the Hudson River Lumber Company of De Ridder, Louisiana; the Globe Lumber Company, Limited, of Yellow Pine, Louisiana; the Fidelity Fuel Company and the Long-Bell Railway System. He is also a large stockholder in the Weed Lumber Company of Weed, California, and is interested in the coal trade in the west.

In 1912, Men of Affairs in Greater Kansas City reported:

Today, R.A. Long controls 13 lumber companies which own eleven modern sawmill plants and 87 retail lumber companies....He is also director of the Kansas City Natural Gas Co., the National Bank of Commerce and Trust Co. and the Yellow Pine Manufacturer's Association.

LONGVIEW FARM
HABS No. MO-1222 (Page 25)

Statistics available at that time indicated that Kansas City was among the top producers of lumber in the nation. Long was the largest lumberman in the southwest (Boswell). Five years later, the Richmond Times-Dispatch (4/22/1917) reported, "the Long fortune was at approximately \$50,000,000 with vast empires in Texas, Arkansas, Oklahoma, and New Mexico all contributing to a chain of mills which reach from Kansas City to the Gulf."

R.A. Long was regarded as a successful and knowledgeable man. Representing the lumber industry in 1908, he spoke at a White House Conference concerned with the conservation of natural resources. Among other things, his speech outlined the conservation problems involved in the lumber industry and the need for incentives to encourage lumbermen to be concerned about the stripping of forest lands (Kansas City Star, 5/15/1908). Long's interest in conservation appeared to be equivocal, though. While his Bon Ami, La., company set up an experimental farm on 500 denuded acres, the emphasis was not on reforestation but on reuse of the stripped land (Kansas City Journal, 7/10/1914).

It was during this period of the Long-Bell Company's success that Long was most active as a philanthropist. Although Long would probably never be considered a principal supporter of Kansas City civic interests, he was a prime financial backer of his denomination, the Christian Church. An article in the Kansas City Star, 1/10/1911, outlined Mr. Long's principal contributions:

\$400,000	Christian Church Hospital
179,000	Christian Evangelist Publication
160,000	Addition to the Independence Boulevard Christian Church
70,000	Independence Boulevard Christian Church (Original)
50,000	Bethany College, West Virginia
30,000	The Christian College, Lexington, Kentucky
7,500	The Christian Missions
5,000	The Bible School in the Philippines

In 1930, Long, along with Earle Wilfley, was credited with the completion of the construction of the National City Christian Church, Thomas Circle, Washington, D.C.

LONGVIEW FARM
HABS No. MO-1222 (Page 26)

In 1918, R.A. Long made one of his greatest investments--the founding of Longview, Washington. The company had depleted resources in their southern milltowns of Lake Charles, Longville and Bon Ami, Louisiana; Lufkin, Texas, and elsewhere. Although Long was in his late sixties at the time, it was decided that rather than liquidate the company, Long-Bell would reinvest in an area in the northwest. Plans were drawn to establish a community that would service the Long-Bell Company and in time become a self-sufficient operating community on its own. The best consultants were called in, including J.C. Nichols, developer of Country Club Plaza in Kansas City, Henry Hoyt, George Kessler, famed landscape architect, and the Kansas City firm of Hare & Hare, landscape architects. Long purchased 145 separate properties totaling 13,929 acres at a total cost of \$2,611,101 (McClelland, p. 18). J.C. Nicholas encouraged Long to build not just a mill town for Long's own employees but a community large enough for a population of 50,000 or more, which was advertised as "a wonder city in a wonderland." The opening of Long-Bell's northwest operations in 1924 made the company the largest lumber manufacturer in the world operating under one management (Kansas City Star, 6/16/1924).

R.A. Long made a number of personal contributions to the city of Longview, including a high school designed by William B. Ittner, famous school architect of St. Louis (Kansas City Star, 5/22/1927). He also contributed one million dollars toward the construction of a library and the development of the civic center (Kansas City Times, 12/3/1924). The Christian Science Monitor, 5/3/1926, praised Longview for the cultural, social and aesthetic quality of life in a primarily industrial community. These were only a few of Long's contributions, yet it was chiefly these contributions which left Long in a poor financial position at the start of the depression. According to McClelland in Planned City, the company problems began in 1927. Construction fell with the depression, and although the company held no outstanding debts, it had no reserve either. In 1930, the company had to borrow from banks and sell many of its assets in order to have working capital (McClelland, p. 231).

In efforts to avoid bankruptcy for a number of companies in similar positions, an amendment to the Federal Bankruptcy Act

LONGVIEW FARM
HABS No. MO-1222 (Page 27)

allowed, under certain circumstances, companies to reorganize and stay in business rather than liquidate.

The courts would provide a receiver, as in regular bankruptcy proceedings, but the company would be allowed to continue to operate (McClelland, p. 233). The Long-Bell Lumber Co. was reorganized and approved by the courts in 1935. Unfortunately, R.A. Long died in 1934 before his company was on the road to recovery. Long-Bell was back on its feet by 1940, a result of the war and the building boom thereafter. The company was finally absorbed by the International Paper Company in 1956.

Long was 84 years old when he died March 15, 1934, after an operation for an intestinal obstruction. His wife had died six years earlier. His estate was probably not even worth one million dollars at the time of his death (Kansas City Star, 3/16/1934). Included in his will was a paragraph explaining that

In view of the financial and industrial depression into which this country and the lumber industry in particular have been plunged, I have felt compelled to omit from this, my will, bequests to many relatives...and to many individuals who have been long and faithful in my employ...and to certain charitable, benevolent and religious institutions, which I otherwise would have included herein. (McClelland, p. 142)

All his property was left to his two daughters.

Disposition of his Gladstone Boulevard residence was a major problem, since it had such a high sale value. Many of the interior furnishings were auctioned. In 1938, four years after Mr. Long's death, the property was still unoccupied, and a delegation of 150 persons asked the city to acquire it. The American Institute of Architects, Kansas City Chapter, was very much interested in its preservation, stating, "there is nothing else like it in Kansas City and probably never will be." The AIA agreed to perform any necessary architectural work free of charge to preserve the structure as nearly intact as possible (Kansas City Star, 11/29/1938). The property was given to the Museum Association by the governing trustees of the R.A. Long estate in 1940. It is now the home of the Kansas City Museum of History and Science.

LONGVIEW FARM
HABS No. MO-1222 (Page 28)

For all his holdings and activity in Kansas City, it is still hard to ascertain the personality of R.A. Long. His public exposure was limited. One article in the Kansas City Star, 4/21/1907, stated:

Many persons in Kansas City have never seen R.A. Long. Some of the oldest businessmen say they certainly know him but they have never met him...Like many men of affairs, he is much misunderstood...the fact that his is hard to see does not mean he is unapproachable.

He was described as a pensive man who reached a powerful position through his own determination (McClelland, p. 246). His daily routine was described as "up at 6:00 a.m., bath, rub down, dress, breakfast, and then to the family library to read the Bible and pray..." (Kansas City Star, 3/16/1934). He and Mrs. Long (and Loula, as well) were often spoken of as not being particularly interested in socializing because they were opposed to the consumption of alcohol. Both were extremely religious with much of their social activity revolving around the church. In his daughter's autobiography (My Revelation), Mr. Long, although described as always busy, appears as a warm and caring man, whose family was his principal concern.

2. Loula Long Combs: Loula Long Combs has done as much to bring continued attention to Longview Farm as did her father. Longview, with its spacious horse barns and private grandstand and clubhouse, was in large measure built to accommodate Loula Long's passion for horses and the show arena.

At the time the farm was planned, she was already recognized as a skilled horsewoman. Her show horse career had started in 1896 at the age of fifteen, when she took the blue ribbon in a horse show at Fairmount Park, five miles east of Kansas City. Her infatuation with the show ring began with that victory.

Miss Long showed both saddlebred and hackney horses, but it was the latter that were her true passion. Her skill, charm and great love for the horses made her a winner. She competed in international circles, often against all-male

LONGVIEW FARM
HABS No. MO-1222 (Page 29)

competition. Her character and presence often won the audience, and crowds came in eager anticipation of her appearance in the show ring. She cut a distinctive figure, often wearing long formal gowns of heavy silk or panne velvet, accompanied in her phaeton by her pet Boston terriers. Her trademark was her hats, always splendidly ornate, wide-brimmed, and embellished with exotic features (Bradley, p. 5)

Her shows carried her in every direction: Denver, Ft. Worth, Chicago, Washington, and New York. One of her most exciting shows was as early as 1910 when Miss Long and her family after a vacation in Europe, stopped in London to participate in the great Olympia International Horse Show. She amazed everyone as she drove her own horse in the roadster class, a class in which usually only men participated. She was awarded the blue ribbon.

Loula Long married R. Pryor Combs on June 30, 1917. Mr. Combs was a Kansas City banker, the son of Miss Long's pastor at the Independence Boulevard Christian Church, and someone she had known since childhood. He recognized Loula's great love for the show ring and encouraged her to continue to show horses after her marriage. They spent a considerable amount of time at the farm and eventually made it their home.

In 1920, the Horse Show Chronicle reported that Mrs. Combs was the top money winner in the United States during the horse show season for the year. "She has held this preeminent position for so many years in succession, we have lost count of the exact number."

Her showing was not always for her own benefit or that of Longview Farm, however. Like her father, Mrs. Combs had various philanthropic interests, and she sponsored many annual benefits for worthwhile charities at the Longview Farm private track and grandstand. The most frequent beneficiary was the Kansas City Animal Rescue League, an organization for the protection of animals.

With the coming of the depression, the farm's fame decreased as the private horse shows became more and more infrequent. All the saddlebred horses in the Long stable were sold in the 1930s. Mrs. Combs maintained the primary show barn on the farm for her hackneys, and she continued to show them until the early 1960s.

In 1946, the American Royal horse show, in an unprecedented ceremony, paid tribute to one of its most illustrious daughters on her golden anniversary in the show ring (K.C. Times, 10/24/46). Mrs. Combs, receiving a ten-minute standing ovation, had participated in this Kansas City tradition since the turn of the century. The American Royal was a livestock show, and it was felt that the national and international fame that Mrs. Combs brought to the American Royal drew attention to the show and helped establish Kansas City as a major livestock capital of the nation. The "American Royal March," written by Bobby Fraker, was dedicated to Loula Long Combs and played that evening by Fraker's military band.

Mrs. Combs' show career had spanned more than sixty years in major show rings in the U.S., Canada and England when she stopped showing her horses in the 1960s. She was in her early eighties at the time. One of the greatest compliments of her career came soon thereafter. In 1967, at the age of eighty-six, Loula Long Combs was chosen as one of two persons of the horse show world for the Hall of Fame in Madison Square Gardens.

C. Sources of Information

1. Original architectural drawings:
 - a. Original plans of Longview Farm by Henry Ford Hoit held at Main Library, University of Missouri at Kansas City, Kansas City, Missouri, have been microfilmed for HABS records.
 - b. Original blueprints of Longview Farm prepared by Henry Hoit, held at the Longview Farm Office, Lees Summit, Missouri.
2. Old views:
 - a. Photocopies of two old views from the collection of Missouri Valley Room, Kansas City Public Library, Kansas City, Missouri, are included with data.
 - b. Photocopies of twenty-seven old views from the collection of Miss Anna Scherer, Lees Summit, Missouri, are included with data.

LONGVIEW FARM
HABS No. MO-1222 (Page 31)

- c. Photocopies of thirteen old views from the collection of the Kansas City Museum of History and Science, Kansas City, Missouri, are included with data.
- d. Photocopies of twenty-three old views from the collection of Anderson Photography Co., Kansas City, Missouri, are included with field records.

3. Bibliography:

a. Primary and Unpublished Sources:

1. Deed Books:

Jackson County Courthouse, Recorder of Deeds Office, Independence, Missouri.

A large portion of the Chain of Title information was obtained from the St. Paul's Title Insurance Co., Independence, Missouri.

2. Interviews:

Aldrich, Albert, Employee on the farm since 1937;
Lees Summit, Missouri, July 27, 1978.

Bernard, James, Sr., Lawyer for Long Family; Kansas
City, Missouri, August 23, 1978.

Bloomgarten, Robert, former architect with Hoyt,
Price and Barnes; telephone
interview, August 21, 1978.

Bradley, Lenore, Kansas City Museum; Kansas City,
Missouri, July 12, 1978.

Crawford, Pearl, Employee of the farm since 1920;
Lees Summit, Missouri, August 8,
1978.

Ehrlich, Goerge, Art History Professor, University of
Missouri-Kansas City; Kansas City,
Missouri, July 14, 1978.

LONGVIEW FARM
HABS No. MO-1222 (Page 32)

Ellis, Robert A. Long, Grandson of Robert A. Long;
telephone interview from
Martha's Vineyard,
Massachusetts, August 23, 1978.

Faulk, Hazel, Wife of Farm employee, who lived on
farm during the '20s and '30s; Lees
Summit, Missouri, August 8, 1978.

Flynn, Jane, Director of Kansas City Landmarks
Commission; Kansas City, Missouri, June
16, 1978

Frohwerek, D. Kent, former architect with Hoit, Price
and Barnes; telephone interview,
August 21, 1978.

Henry, James, Historian, Jackson County Parks and
Recreation; telephone interview in Lees
Summit, Missouri; July 11, 1978.

Letterman, Susan, Chicago Landmarks Commission;
telephone interviews from Chicago,
August 24, 1978.

Orfant, Joe, Massachusetts State Historic Preservation
Office; telephone interviews from Boston,
July 19, 1978, and July 26, 1978.

Pennington, Mae, Longtime resident of Hickman Mills;
Kansas City, Missouri, August 1,
1978, and August 8, 1978.

Piland, Sherry, Architectural Historian, Kansas City
Landmarks Commission; Numerous
conversations in Kansas City,
Missouri; June-August, 1978.

Reyes, Fidel, Rev., Pastor of predominantly Mexican
parish in Kansas City since early
1900s, telephone interview from
Mission, Kansas, August 22, 1978.

LONGVIEW FARM
HABS No. MO-1222 (Page 33)

Scherer, Anna B., Resident of Lees Summit and Farm neighbor since early 1900s; Lees Summit, Missouri, August 8, 1978.

Scott, Gladys, Resident of Hickman Mills since late 1800s, Kansas City, Missouri, August 1, 1978, and August 8, 1978.

Vineyard, Wayne, Farm Manager and employee of farm since the early 1960s; Lees Summit, Missouri, July 27, 1978, and August 21, 1978.

b. Secondary and Published Sources

1. Books

Boswell, Harry James. Kansas Citians with Records: City Builders
Kansas City, 1912.

Brooks, H. Allen. The Prairie School. Toronto: University of Toronto Press, 1972.

Bryan, John Albury. Missouri's Contribution to American Architecture. St. Louis: St. Louis Architectural Club, 1928.

Combs, George H. I'd Take This Way Again. St. Louis: Bethany Press, 1944.

Combs, Loula Long. My Revelation. Lees Summit, Missouri: Longview Publishing Co., 1947.

Gowans, Alan. Images in American Living. Philadelphia: J.B. Lippincott Co., 1964.

Hopkins, Alfred. Modern Farm Buildings. New York: McBride, Nast & Co., 1913.

LONGVIEW FARM
HABS No. MO-1222 (Page 34)

Kansas City: A Place in Time. Kansas City:
Landmarks
Commission of
Kansas City, 1977.

McClelland, John M., Jr. R.A. Long's Planned
City: The Story of
Longview. Longview,
Wash: Longview
Publishing Co., 1976.

Mitchell, Giles Carroll. There Is No Limit:
Architecture and
Sculpture in Kansas
City. Kansas City:
Brown-White Co., 1934.

Van Nada, M.L., The Book of Missourians.
Chicago: J.J. Steele & Co., 1906.

Whitney, Carrie Westlake. Kansas City, Missouri:
Its History and Its
People, 1800-1908.
Vol II. Chicago: S.J.
Clarke Publishing Co.,
1908.

Withey, Henry F., and Withey, Elsie Rathburn.
Biographical Dictionary
of American Architects
(Deceased). Los
Angeles: New Age
Publishing Co., 1956.

2. Articles

Blankenship, Kay. "Southwest's Leading Horse Farm for both
Productivity and Beauty." The Horseman's
Journal. Held in Long files at Kansas
City Museum. No date.

Bobbitt, Charles A. "The North Memphis Driving Park,
1901-1905: The Passing of an Era." West
Tennessee Historical Society Papers 26 (1972):
40-55.

LONGVIEW FARM
HABS No. MO-1222 (Page 35)

_____. "The Memphis Gold Cup." West Tennessee Historical Society Papers 30 (1976): 67-82.

Bradley, Lenore. "Queen of the Royal: The Indomitable Loula Long Combs of Longview." The Hackney Journal, December 1977.

"Buildings for the Modern Farm." Architectural Forum 30 (1919): 63-74, 107-114.

"Farm Buildings of A.C. James, Esq." Architectural Forum 34: 55-58.

"Farm Buildings of Walter Douglas." Architectural Forum 38 (1923): 67.

"First Annual Review of the Architectural Exhibit by the Kansas City Chapter, AIA." The Southern Architect, September 1912 (Including R.A. Long Townhouse).

Gilbert, Joan and Wright, Olive. "Loula Long Combs." Saddle and Bridle, May 1975, pp. 16-20.

"The Groupings of Farm Buildings." Architectural Record 37 (1915): 340-359.

Lowe, Frank, Jr., "Out of the West, A New Type Benefactor.", National Magazine 40 (1914): 983.

Show Horse Chronicle. Lexington, Kentucky, 2/25/1918 and 12/29/1920 (Articles concerning Loula Long).

"Some Recent Farm Buildings From Designs by Alfred Hopkins." Architectural Forum 30 (1919): 75-76.

"Stables and Barns." Architectural Review 9 (1902): 145-263.

Western Contractor 5/3/1916 and 7/26/1916 (Advertisements for Kansas City Slate and Tile Roofing Co. showing assistant manager's residence and the main residence).

3. Newspapers

The Independent, 8/27/1977.

Kansas City Journal, 7/9/1914.

Louisville Courier-Journal, 10/31/1910.

Richmond Times-Dispatch, 4/22/1917 and 4/27/1917.

St. Paul Pioneer Press, 11/16/1913.

Numerous articles appearing both the Kansas City Star and Kansas City Times.

4. Pamphlets, brochures, files.

American Institute of Architects. "A Motor Tour of Longview Farm." 23rd Annual Convention in Kansas City, 1925.

Ballou, M.E. "Jackson County, Missouri: Its Opportunities and Resources." n.d.

Brown, Kenneth, compiler. "Historic and Prehistoric Cultural Resources of the Blue Springs and Longview Lakes, Jackson County, Missouri." Contract Report for the Corps of Engineers, Department of the Army, February 1977.

Kansas City Press Club. "Men of Affairs in Greater Kansas City." 1912.

"Longview Farm." Kansas City: R.M. Rigby Printing Co., n.d.

Mitchell, Giles Carroll. "Firm of Hoyt, Price and Barnes - Dean of Architecture in Kansas City." 1934.

Northeast Improvement Association. "Souvenir History Program of Kansas City, Missouri." August 1929.

"Results of County Planning, Jackson County, Missouri." Kansas City: Holland Engraving Co., 1932.

Sharp, Lucy L. "The First Eighty Years: Independence Boulevard Christian Church." n.d.

"A Trip to Longview Farm." Program of Horse Show at Longview. n.d.

LONGVIEW FARM
HABS No. MO-1222 (Page 37)

Files, Clippings files and other materials relating to the Long Family, Kansas City Museum of History and Science, Kansas City, Missouri.

Files, Clippings files, pamphlets and microfilmed information on Longview Farm, R.A. Long, Loula Long Combs, Henry F. Hoit, George Kessler and W.A. Pickering Farm held in the Missouri Valley Room, Kansas City Public Library, Kansas City, Missouri.

Files, Clippings Files and pamphlets on Longview Farm and the Long Family held at the Longview Community College Library, Lees Summit, Missouri.

Research materials prepared by Lenore F. Bradley for Exhibition on Loula Long Combs in October 1978, Kansas City Museum of History and Science, Kansas City, Missouri.

PART III. PROJECT INFORMATION

The Longview Farm Survey was undertaken in 1978 by the Historic American Buildings Survey (HABS) in cooperation with the Kansas City District of the U.S. Army Corps of Engineers in compliance with Executive Order 11593 as a mitigative effort in the construction of the Longview Dam and Reservoir. Under the direction of John Poppeliers, Chief of HABS, and Kenneth L. Anderson, Principal Architect, the documentation was prepared on site by Project Supervisor Bethanie Grashof (HABS Office); Historian Kathryn A. Burns (George Washington University); Foreman Darl Rostorfer (University of Pennsylvania); and student architects Kimberly I. Merkel (University of Virginia), Leonida Cubellis (Syracuse University), Jeffrey M. Laufer (Temple University), Barney H. Silver (University of Wisconsin at Milwaukee), and Douglas R. Taylor (Auburn University). Work on the drawings was continued in the HABS office by Ms. Grashof and Peter Darlow (McGill University), and completed by Mr. Taylor in 1979. The data was edited in the HABS office in 1979 by Alison K. Hoagland (George Washington University).